

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 70401 (Rev.)

Page 1/1

TENTATIVE MAP DATED 09-09-2014
EXHIBIT "A" MAP DATED 09-09-2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. An approved hydrology report. Please see attached Hydrology review sheet for comments and requirements. The hydrology report shall be submitted directly to Public Works.
2. A revised tentative map and exhibit map is required to show the following items:
 - a. See attached Subdivision plan check comments.
 - b. See attached Grading review sheet for comments and requirements.

+1W



Prepared by John Chin

pm70401L-rev3.doc

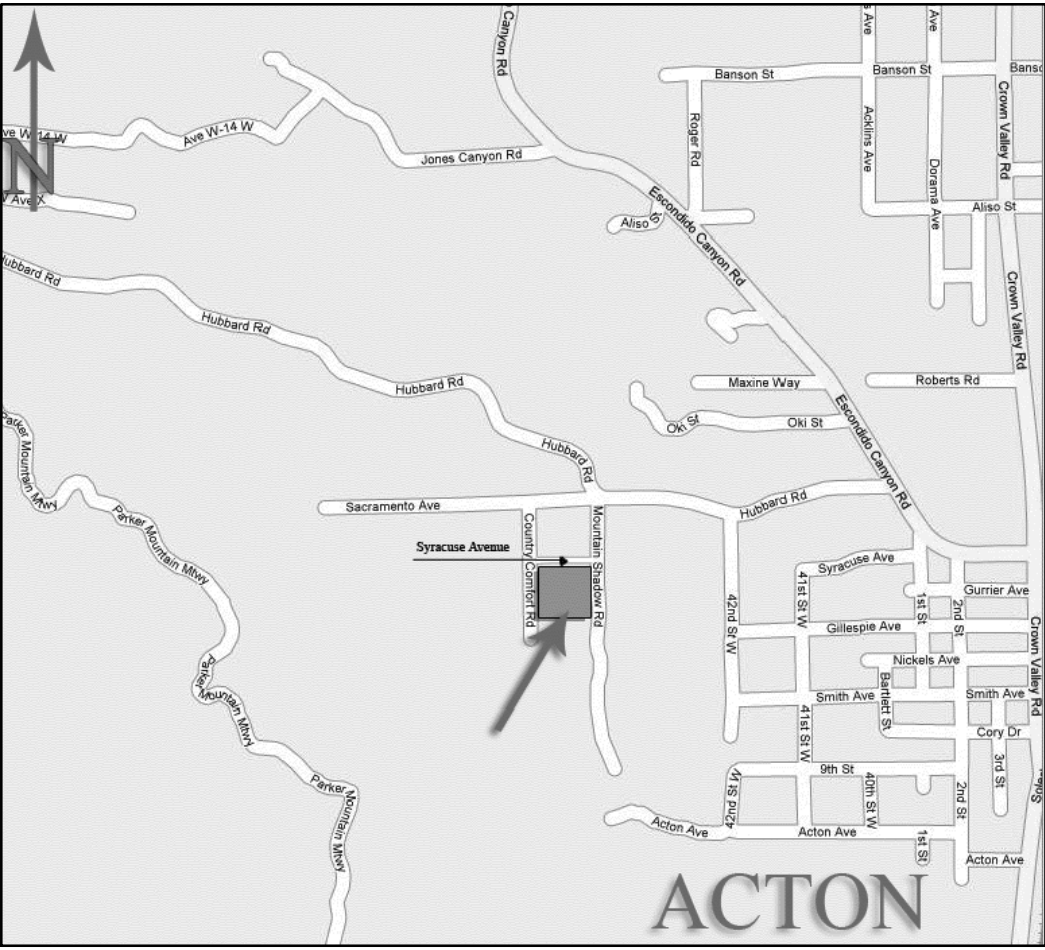
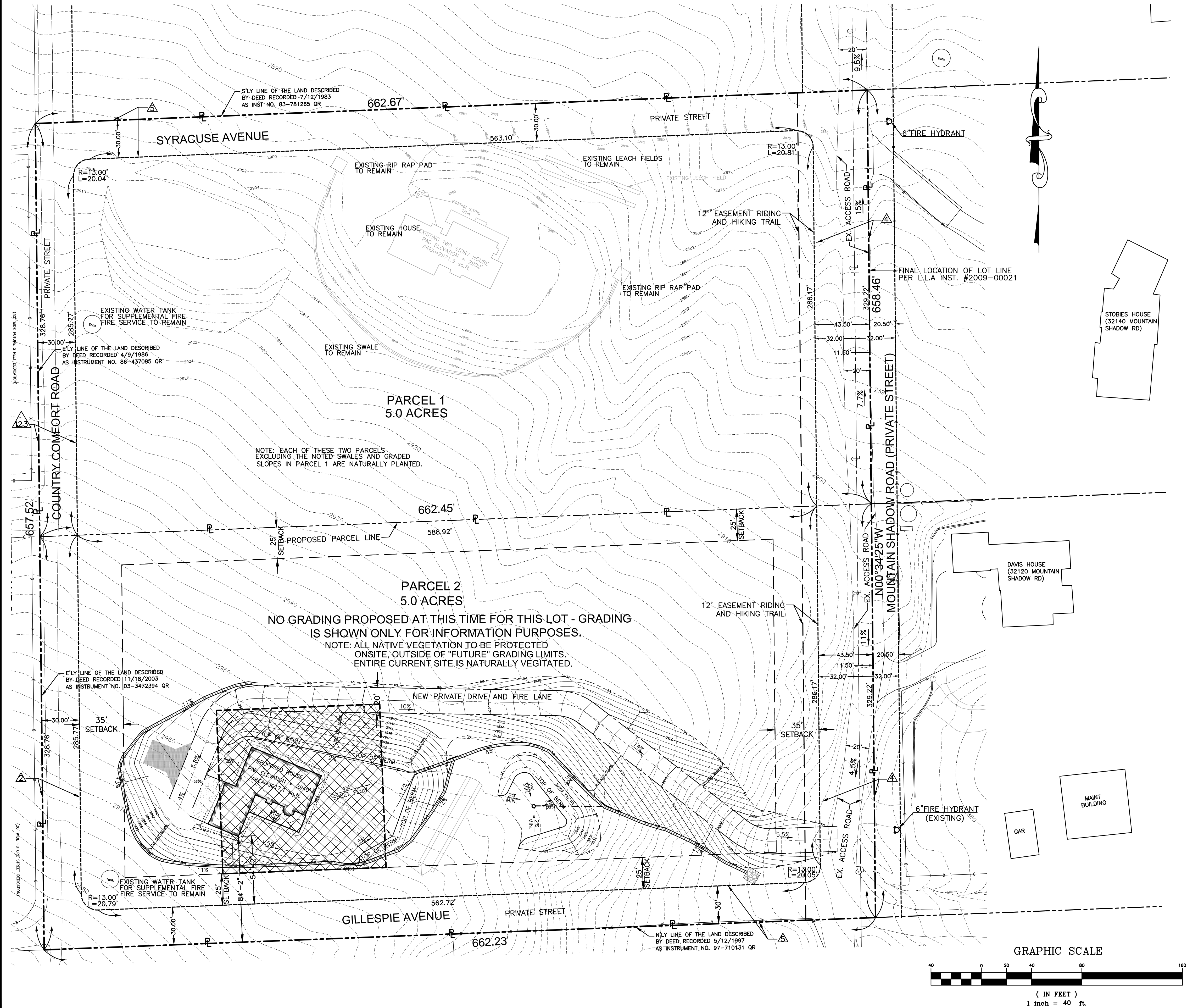
<http://planning.lacounty.gov/case/view/pm070401/>

Phone (626) 458-4918

Date 10-06-2014

ACTON CSD COMPLIANCE EXHIBIT

22.44.126 ACTON COMMUNITY STANDARDS DISTRICT



VICINITY MAP
NOT TO SCALE

PRE-DEVELOPMENT	IMPERVIOUS AREA	0.08	Ac.	0.007%
POST-DEVELOPMENT	IMPERVIOUS AREA	0.16	Ac.	0.016%

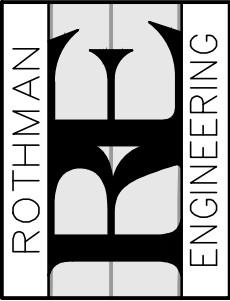
LEGAL DESCRIPTION:
THE SOUTH ONE-HALF OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 22, 1880, EXCEPT THEREFROM 50% OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS, BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN INSTRUMENTS OF RECORD.

ACTON COMMUNITY STANDARDS DISTRICT	
HILLSIDE DESIGN CONSIDERATIONS:	IN COMPLIANCE
PRESERVATION OF NATURAL VEGETATION:	IN COMPLIANCE
ARCHITECTURAL STYLE AND PROJECT DESIGN CONSIDERATIONS:	IN COMPLIANCE
DRAINAGE:	IN COMPLIANCE
BILLBOARDS:	N/A
SIGNS:	N/A
FENCE DESIGN:	N/A
EXTERIOR LIGHTING:	N/A
STREET IMPROVEMENTS:	N/A
TRAIL EASEMENTS:	IN COMPLIANCE
HOME OCCUPATIONS:	N/A
APPLICABILITY:	N/A
NON-URBAN 1 AREA, ANTELOPE VALLEY AREA	
PLAN LAND USE POLICY MAP:	IN COMPLIANCE

Show signature of the
civil engineer



PLAN PREPARED IN THE OFFICES OF:
ROTHMAN ENGINEERING, INC.
205 S. BROADWAY, SUITE 206
LOS ANGELES, CALIFORNIA, 90012
(213) 621-3155 FAX (213) 621-3105



CLIENT
JEFF DAVIS / JOHN STOBIE
PROJECT
32155 MOUNTAIN SHADOW ROAD
ACTON, CALIFORNIA 93510

SHEET TITLE
CSD SITE PLAN
MINOR LAND DIVISION
TENTATIVE PARCEL MAP #070401

REVISIONS	
No.	DESCRIPTION

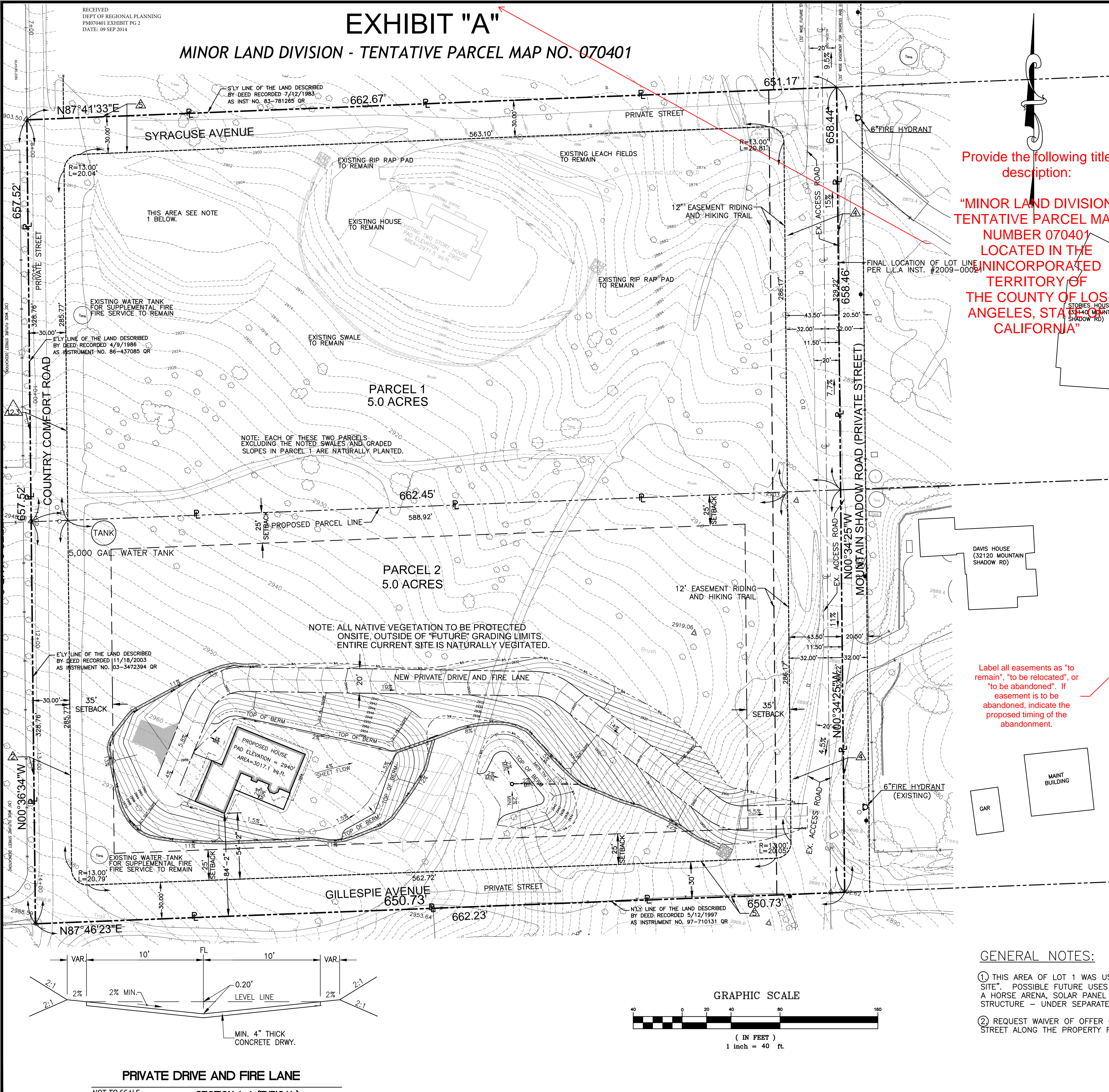
DESIGNER: RR	APPR'D BY: --
DRAFTER: PR	REVISED BY:
SCALE: AS SHOWN	DATE: 08-09-13

CIVIL
1 of 1
JOB NUMBER
0055-06-001

RECEIVED
DEPT OF REGIONAL PLANNING
PM070401 EXHIBIT PG 2
DATE: 09 SEP 2014

EXHIBIT "A"

MINOR LAND DIVISION - TENTATIVE PARCEL MAP NO. 070401



PRIVATE DRIVE AND FIRE LANE
NOT TO SCALE
SECTION A-A (TYPICAL)

PROPERTY OWNERS:
JEFF DAVIS AND CINDY DAVIS, HUSBAND AND WIFE AS JOINT TENANTS AS TO AN UNDIVIDED HALF INTEREST, AND JOHN STOBIE AND GLORIA STOBIE, HUSBAND AND WIFE, AS JOINT TENANTS AS TO AN UNDIVIDED HALF INTEREST AS TENANTS IN COMMON.

CONTIGUOUS OWNERSHIP STATEMENT:
THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DEVELOPER.

APPLICATION DEVELOPER:
DAVIS CONSTRUCTION
32120 MOUNTAIN SHADOW ROAD
ACTON, CA 93512
PHONE: 661-288-4325
PROJECT MANAGER: JEFF DAVIS

CONSULTANT:
ROTHMAN ENGINEERING, INC.
205 S. BROADWAY, SUITE 206
LOS ANGELES, CA 90012
(213) 621-3155
ROLAND ROTHMAN, RCE:47790

ASSESSOR PARCEL NUMBER:
3208-015-029

SECTION, TOWNSHIP & RANGES:
TOWNSHIP 5 N R 13 W

PROPERTY LOCATION:
SOUTHERLY OF 14 FREEWAY ONE-QUARTER MILE
WESTERLY OF CROWN VALLEY ROAD ONE-QUARTER MILE

THOMAS BOOK MAP:
LOS ANGELES COUNTY THOMAS MAP DATED 1999
PAGE 4464 J-2

LEGAL DESCRIPTION:
THE SOUTH ONE-HALF OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 22, 1880, EXCEPT THEREFROM 50% OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS, BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN INSTRUMENTS OF RECORD.

LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 37
"ACTON WATERWORKS AND SEWER MAINTENANCE DIVISION"
25' WIDE EASEMENT E'LY OF E'LY BOUNDARY LINE FOR INGRESS, EGRESS AND WATER MAIN PURPOSES & APPURTENANCES.

COMMUNITY SERVICES DISTRICT:
PROJECT SITE IS WITHIN THE "ACTON COMMUNITY STANDARD DISTRICT"

WELLS:
THERE ARE NO KNOWN EXISTING WELLS ON SITE OR WITHIN 500 FEET OF THE PROPERTY.

RIGHT-OF-WAY:
MOUNTAIN SHADOW: DEDICATION OF 43.5' FOR W'LY HALF FOR ULT. 64' R/W
COUNTRY COMFORT: DEDICATION OF 30' FOR E'LY HALF FOR ULT. 60' R/W

AERIAL TOPOGRAPHY:
THE TOPOGRAPHY IS BASED ON DIGITAL MAPPING ASSOCIATION, INC.
AERIAL PHOTOGRAMMETRY DATED DECEMBER 2002.

BUILDING:
SETBACKS-ACTON COMMUNITY STD'S
FRONT & REAR 50'
SIDE 35'

TRAIL:
WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES, DEPARTMENT OF PARKS AND RECREATION A TWELVE (12) FOOT WIDE EASEMENT, APPROXIMATE LENGTH OF 1,450 LINEAR FEET, FOR MULTI-USE (EQUESTRIAN, BICYCLING, AND HIKING PURPOSES) FOR THE ACTON COMMUNITY TRAIL.

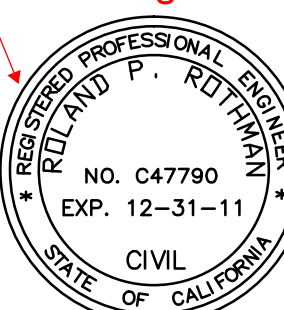
EXISTING EASEMENTS:
Easement for Ingress and Egress and Public Utility purposes per Inst. No. 2212 Dated November 21, 1963
Easement for Southern California Edison Utility purposes per Inst. No. 91-319423 Dated March 6, 1991
Easement for Pacific Bell Utility purposes per Inst. No. 91-449343 Dated March 29, 1991
Easement for Ingress and Egress and Incidental purposes for common use per Inst. No. 97-258877 Dated February 19, 1997
Easement for Ingress, Egress, Road and Public Utility purposes per Deed Rec. June 15, 1985 As Inst. No. 85-951280

LANDSCAPE PLANS MAY BE REQUIRED PER GRADING ORDINANCE (SECTION J110.3 OF APPENDIX J OF THE LOS ANGELES BUILDING CODE).

ADDITIONAL SUB-DIVISION NOTICE

FURTHER DIVISION OF THIS PROPERTY BELOW 5 ACRES WILL REQUIRE STANDARD IMPROVEMENTS TO BE COMPLETED AS A CONDITION OF APPROVAL. THE IMPROVEMENTS WILL INCLUDE BUT NOT BE LIMITED TO PROVIDING ACCESS, INSTALLATION OF WATER MAINS, APPURTENANCES, AND FIRE HYDRANTS, CONFORMANCE TO STANDARD LOS ANGELES COUNTY DEVELOPMENT STANDARDS.

Show signature of the
civil engineer



Provide the following title
description:

"MINOR LAND DIVISION
TENTATIVE PARCEL MAP
NUMBER 070401
LOCATED IN THE
UNINCORPORATED
TERRITORY OF
THE COUNTY OF LOS
ANGELES, STATE OF
CALIFORNIA"

Label all easements as "to
remain", "to be relocated", or
"to be abandoned". If
easement is to be
abandoned, indicate the
proposed timing of the
abandonment.

PARCEL NO. ONE	SF	ACRES	GROSS
MOUNTAIN SHADOW W=(43.5')	217,887	5.00	
COUNTRY COMFORT W=(30')	14,350		9,863
SYRACUSE W=(30')	17,795		11,792
	41,948	4.03	NET

PARCEL NO. TWO	SF	ACRES	GROSS
MOUNTAIN SHADOW W=(43.5')	217,812	5.00	
COUNTRY COMFORT W=(30')	14,335		9,863
GILLESPIE W=(30')	17,792		11,792
	41,920	4.03	NET

APPROXIMATE AREAS AND OR LOCATIONS
(WILL BE MODIFIED UPON COMPLETION OF PRECISE IMPROVEMENT PLAN)

EXISTING GENERAL PLAN DESIGNATIONS:

FLOOD PLAIN:
PROJECT SITE IS NOT SUBJECT TO OVERFLOW INUNDATION OR FLOOD HAZARD. THERE ARE NO FEMA MAPPED FLOOD PLAINS OR FLOOD WAYS ON THE PRESENT SITE. - LOS ANGELES COUNTY FLOOD CONTROL ADOPTED FLOODWAY MAP #065 04303903 DATED DECEMBER 2, 1980 PAGE 343

THERE ARE NO EXISTING OR PROPOSED OPEN CHANNELS WITHIN OR ADJACENT TO THE PROJECT SITE.

THERE ARE NO PROPOSED STORM DRAINS FOR ANY OF THE TWO LOTS, ON SITE DRAINAGE WILL BE DIVERTED TO NATURAL DRAINAGE COURSES.

GEOLOGIC HAZARD NOTE:
PROJECT SITE IS NOT SUBJECT TO LIQUEFACTION. PROJECT IS NOT IN A FAULT HAZARD AREA.

DISCLOSURE SOURCE INFORMATION:
SITE IS NOT LOCATED IN A FEMA SPECIAL FLOOD HAZARD AREA
SITE IS NOT LOCATED IN A DAM INUNDATION AREA
SITE IS NOT LOCATED IN A VERY HIGH FIRE HAZARD AREA
SITE IS LOCATED IN A WILDLAND FIRE AREA
SITE IS NOT LOCATED IN AN ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE
SITE IS NOT LOCATED IN AN EXPANDED SEISMIC/GEOLOGIC HAZARD ZONE
SITE IS NOT LOCATED IN A CITY/COUNTY FLOOD AREA
SITE IS NOT LOCATED IN AN EXPANDED FAULT STUDIES ZONE
SITE IS NOT LOCATED IN A CITY/COUNTY HIGH FIRE HAZARD ZONE

DISTRICT
SITE IS IN THE FIFTH DISTRICT
SPECIFIC PLAN:
PROPERTY IS NOT WITHIN A SPECIFIC PLAN
PROPERTY IS NOT WITHIN A COMMUNITY PLAN
PROPERTY IS NOT WITHIN AN AGREEMENT AREA
PROPERTY IS NOT WITHIN A REDEVELOPMENT AREA
PROPERTY IS NOT WITHIN A PRESERVE
PROPERTY IS NOT WITHIN A DESERT BLOW SAND AREA
PRESENT USE: AGRICULTURE
PROPOSED USE: RESIDENTIAL

EXISTING ZONING:
A-2-1 "HEAVY AGRICULTURAL"
PROPOSED DEVELOPMENT:
TWO RESIDENTIAL LOTS

UTILITIES AND MISCELLANEOUS SERVICES:	COMPANY	AGENCIES SERVICES AREA	FACILITY PRESENT
ELECTRIC	SO. CALIF. EDISON	YES	
GAS	SO. CALIF. GAS	NO	
TELEPHONE	VERIZON	YES	
CABLE TV	ADELPHI	YES	
WATER	LOS ANGELES WATER WORKS	YES	
SEWER	LOS ANGELES WATER WORKS	NO	
SCHOOL DISTRICTS	ACTON AQUA DULCE UNIFIED		
	SCHOOL DISTRICT		

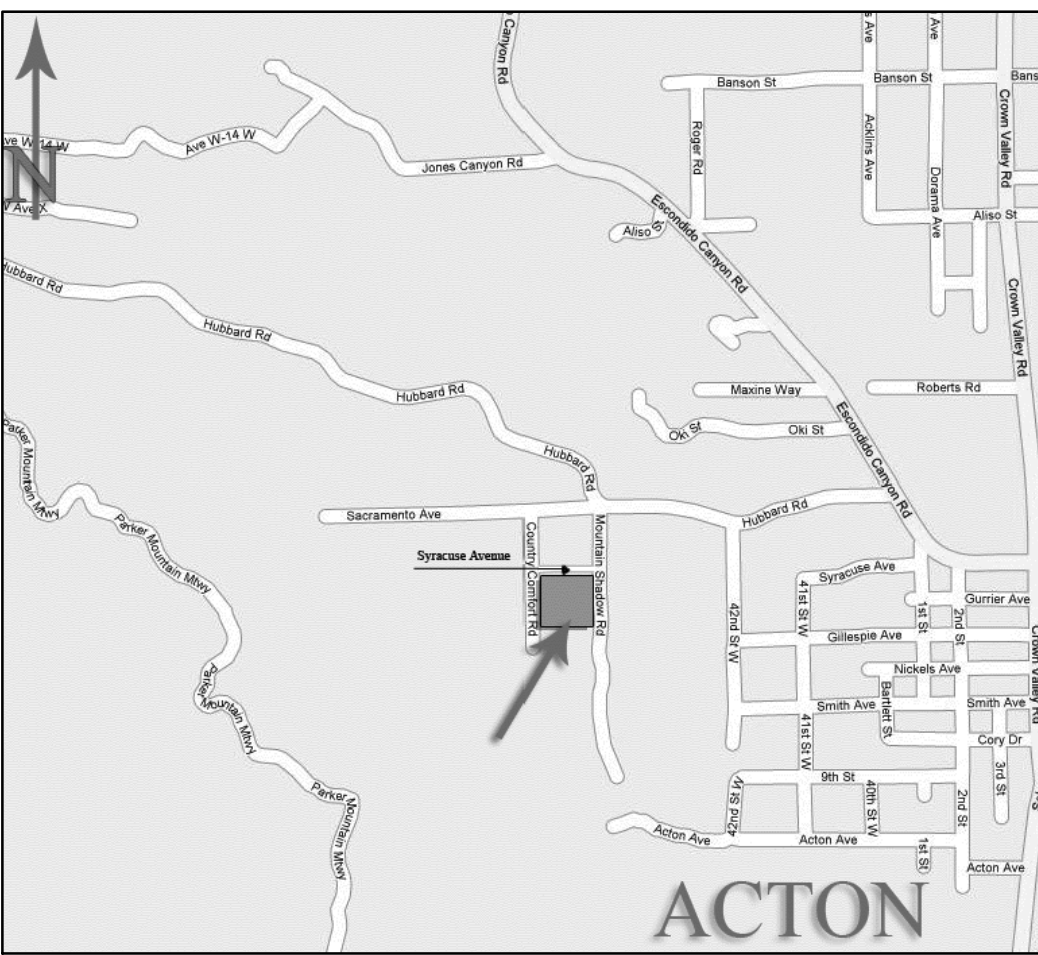
PROPOSED SUBSURFACE SEPTIC DISPOSAL:
THERE IS A SUBSURFACE SEPTIC DISPOSAL SYSTEM PROPOSED FOR THIS PROJECT.

BASIS OF SURVEY CONTROL:
THE CENTERLINE OF MOUNTAIN SHADOW WAS USED AS THE BASIS OF SURVEY CONTROL FOR TENTATIVE MAP SURVEY DATA. S-10-08-10 E (RECORD BEARING IS S-00-34-09 E) ROTATE ACCORDINGLY FOR PREPARATION OF FINAL PARCEL MAP AND RELATED IMPROVEMENT PLANS.

BENCH MARK
PALOMAR "98" QUAD
N.A.V.D. 1988
BRASS CAP AT S.W. CORNER
SACRAMENTO & MOUNTAIN SHADOW INT.
ELEV= 2844.20

T.B.M.
F.F. STOBIE RESIDENCE, 32140 MOUNTAIN SHADOW
(PER L.A. OR PLAN)
ELEV= 2874.50

EARTHWORK QUANTITY ESTIMATE		
LOT #1	CUT	FILL
LOT #1	EXISTING IN PLACE	NET
LOT #2	6500	3000
		3,500 CUT



VICINITY MAP
NOT TO SCALE

PLAN PREPARED IN THE OFFICES OF:

ROTHMAN ENGINEERING, INC.
205 S. BROADWAY, SUITE 206
LOS ANGELES, CALIFORNIA, 90012
(213) 621-3155 FAX (213) 621-3105



CLIENT
JEFF DAVIS / JOHN STOBIE

PROJECT
TENT. PARCEL MAP NO. 070401

SHEET TITLE
EXHIBIT "A"

MINOR LAND DIVISION

TENT. PARCEL MAP NO. 070401

REVISIONS

DESIGNER: RR

DRAFTER: PR

SCALE: AS SHOWN

APPR'D BY: --

REVISED BY: --

DATE: 08-09-13

JOB NUMBER
0055-06-001

CIVIL

1 of 1

MINOR LAND DIVISION - TENTATIVE MAP NO.70401

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

RECEIVED
DEPT OF REGIONAL PLANNING
PM070401 TENTATIVE
DATE: 09 SEP 2014

PROPERTY OWNERS:
JEFF DAVIS AND JOHN STOBIE, HUSBAND AND WIFE AS JOINT
TENANTS AS TO AN UNDIVIDED HALF INTEREST, AND JOHN STOBIE
AND GLORIA STOBIE, HUSBAND AND WIFE, AS JOINT TENANTS AS
TO AN UNDIVIDED HALF INTEREST AS TENANTS IN COMMON.

CONTIGUOUS OWNERSHIP STATEMENT:
THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS
OWNERSHIP OF THE LAND DEVELOPER

APPLICATION DEVELOPER:
DAVIS CONSTRUCTION
32120 MOUNTAIN SHADOW ROAD
ACTON, CA 93512
PHONE: 661-269-4325
PROJECT MANAGER: JEFF DAVIS

CONSULTANT:
ROTHMAN ENGINEERING, INC.
205 S. BROADWAY, SUITE 206
LOS ANGELES, CA 90012
(213) 621-3155
ROLAND ROTHMAN, RCE:47790

ASSESSOR PARCEL NUMBER:
3208-015-023

SECTION, TOWNSHIP & RANGES:
TOWNSHIP 5 N R 13 W

PROPERTY LOCATION:
SOUTHERLY OF 14 FREEWAY ONE-QUARTER MILE
WESTERLY OF CROWN VALLEY ROAD ONE-QUARTER MILE

THOMAS BOOK MAP:
LOS ANGELES COUNTY THOMAS MAP DATED 1999
PAGE 4464 J-2

LEGAL DESCRIPTION:
THE SOUTH ONE-HALF OF THE EAST ONE-HALF OF THE
NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF
SECTION 35, TOWNSHIP 5 NORTH, RANGE 13 WEST, SAN
BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID
LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 22, 1880.
EXCEPT THEREFROM 50% OF ALL OIL, GAS, MINERALS AND OTHER
HYDROCARBONS, BELOW A DEPTH OF 500 FEET, WITHOUT THE
RIGHT OF SURFACE ENTRY, AS RESERVED IN INSTRUMENTS OF
RECORD.

LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 37
"ACTON WATERWORKS AND SEWER MAINTENANCE DIVISION"
25' WIDE EASEMENT E'LY OF E'LY BOUNDARY LINE FOR INGRESS,
EGRESS AND WATER MAIN PURPOSES & APPURTENANCES.

COMMUNITY SERVICES DISTRICT:
PROJECT SITE IS WITHIN THE "ACTON COMMUNITY STANDARD
DISTRICT"

WELLS:
THERE ARE NO KNOWN EXISTING WELLS ON SITE OR WITHIN 500
FEET OF THE PROPERTY.

RIGHT-OF-WAY:
MOUNTAIN SHADOW: DEDICATION OF 43.5' FOR W'LY HALF FOR
ULT. 64' R/W
COUNTRY COMFORT: DEDICATION OF 30' FOR E'LY HALF FOR ULT.
60' R/W

AERIAL TOPOGRAPHY:
THE TOPOGRAPHY IS BASED ON DIGITAL MAPPING ASSOCIATION,
INC.
AERIAL PHOTOGRAMMETRY DATED DECEMBER 2002.

BUILDING:
SETBACKS-ACTON COMMUNITY STD'S
FRONT & REAR 50'
SIDE 35'

TRAIL:
WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES,
DEPARTMENT OF PARKS AND RECREATION A TWELVE (12) FOOT
WIDE EASEMENT, APPROXIMATE LENGTH OF 1,450 LINEAR FEET
FOR MULTI-USE (EQUESTRIAN, BICYCLING, AND HIKING PURPOSES)
FOR THE ACTON COMMUNITY TRAIL.

EXISTING EASEMENTS:
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Easement for Southern California Edison Utility purposes per
Inst. No. 91-319423 Dated March 6, 1991
Easement for Pacific Bell Utility purposes per Inst. No.
91-449343 Dated March 29, 1991
Easement for Ingress and Egress and Incidental purposes for
common use per Inst. No. 97-258877 Dated February 19, 1997
Easement for Ingress, Egress, Road and Public Utility purposes
per Deed Rec. June 15, 1988 As Inst. No. 88-951280

LANDSCAPE PLANS MAY BE REQUIRED PER GRADING
ORDINANCE (SECTION J110.3 OF APPENDIX J OF THE LOS
ANGELES BUILDING CODE).

ADDITIONAL SUB-DIVISION NOTICE
FURTHER DIVISION OF THIS PROPERTY BELOW 5 ACRES WILL REQUIRE
STANDARD IMPROVEMENTS TO BE COMPLETED AS A CONDITION OF
APPROVAL. THE IMPROVEMENTS WILL INCLUDE, BUT NOT BE LIMITED
TO PROVIDING ACCESS, INSTALLATION OF WATER MAINS,
APPURTENANCES, AND FIRE HYDRANTS, CONFORMANCE TO STANDARD
LOS ANGELES COUNTY DEVELOPMENT STANDARDS.

Show signature of the
civil engineer



PARCEL NO. ONE	SF	ACRES
MOUNTAIN SHADOW W=(43.5')	217,887	5.00
COUNTRY COMFORT W=(30')	14,335	0.33
STRACOSE W=(30')	17,722	0.41
	41,948	0.95

PARCEL NO. TWO	SF	ACRES
MOUNTAIN SHADOW W=(43.5')	217,812	5.00
COUNTRY COMFORT W=(30')	14,335	0.33
GILLESPIE W=(30')	17,722	0.41
	41,920	0.95

APPROXIMATE AREAS AND OR LOCATIONS
(WILL BE MODIFIED UPON COMPLETION OF PRECISE IMPROVEMENT
PLAN)

EXISTING GENERAL PLAN DESIGNATIONS:

FLOOD PLAIN:
PROJECT SITE IS NOT SUBJECT TO OVERFLOW INUNDATION OR
FLOOD HAZARD. THERE ARE NO FEMA MAPPED FLOOD PLANS OR
FLOOD WAYS ON THE PRESENT SITE. - LOS ANGELES COUNTY
FLOOD CONTROL ADOPTED FLOODWAY MAP #065 04303903 DATED
DECEMBER 2,1980 PAGE 343

THERE ARE NO EXISTING OR PROPOSED OPEN CHANNELS WITHIN
OR ADJACENT TO THE PROJECT SITE.

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LOTS, ON SITE DRAINAGE WILL BE DIVERTED TO NATURAL DRAINAGE
COURSES.

GEOLOGIC HAZARD NOTE:
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FAULT HAZARD AREA.

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SITE IS NOT LOCATED IN A CITY/COUNTY FLOOD AREA
SITE IS NOT LOCATED IN AN EXPANDED FAULT SPECIAL STUDIES ZONE
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DISTRICT
SITE IS IN THE FIFTH DISTRICT
SPECIFIC PLAN:
PROPERTY IS NOT WITHIN A SPECIFIC PLAN
PROPERTY IS NOT WITHIN A COMMUNITY PLAN
PROPERTY IS NOT WITHIN AN AGREEMENT AREA
PROPERTY IS NOT WITHIN A REDEVELOPMENT AREA
PROPERTY IS NOT WITHIN A PRESERVE
PROPERTY IS NOT WITHIN A DESERT BLOW SAND AREA
PRESENT USE: AGRICULTURE
PROPOSED USE: RESIDENTIAL

EXISTING ZONING:
A-2-1 "HEAVY AGRICULTURAL"

PROPOSED DEVELOPMENT:
TWO RESIDENTIAL LOTS

UTILITIES AND MISCELLANEOUS SERVICES:	COMPANY	AGENCIES SERVICES AREA	FACILITY PRESENT
ELECTRIC	SO. CALIF. EDISON	YES	
GAS	SO. CALIF. GAS	NO	
TELEPHONE	VERIZON	YES	
CABLE TV	ADELPHIA	YES	
WATER	LOS ANGELES WATER WORKS	YES	
SEWER	LOS ANGELES WATER WORKS	NO	
SCHOOL DISTRICTS	ACTON AQUA DULCE UNIFIED		

PROPOSED SUBSURFACE SEPTIC DISPOSAL:
THERE IS A SUBSURFACE SEPTIC DISPOSAL SYSTEM PROPOSED FOR
THIS PROJECT.

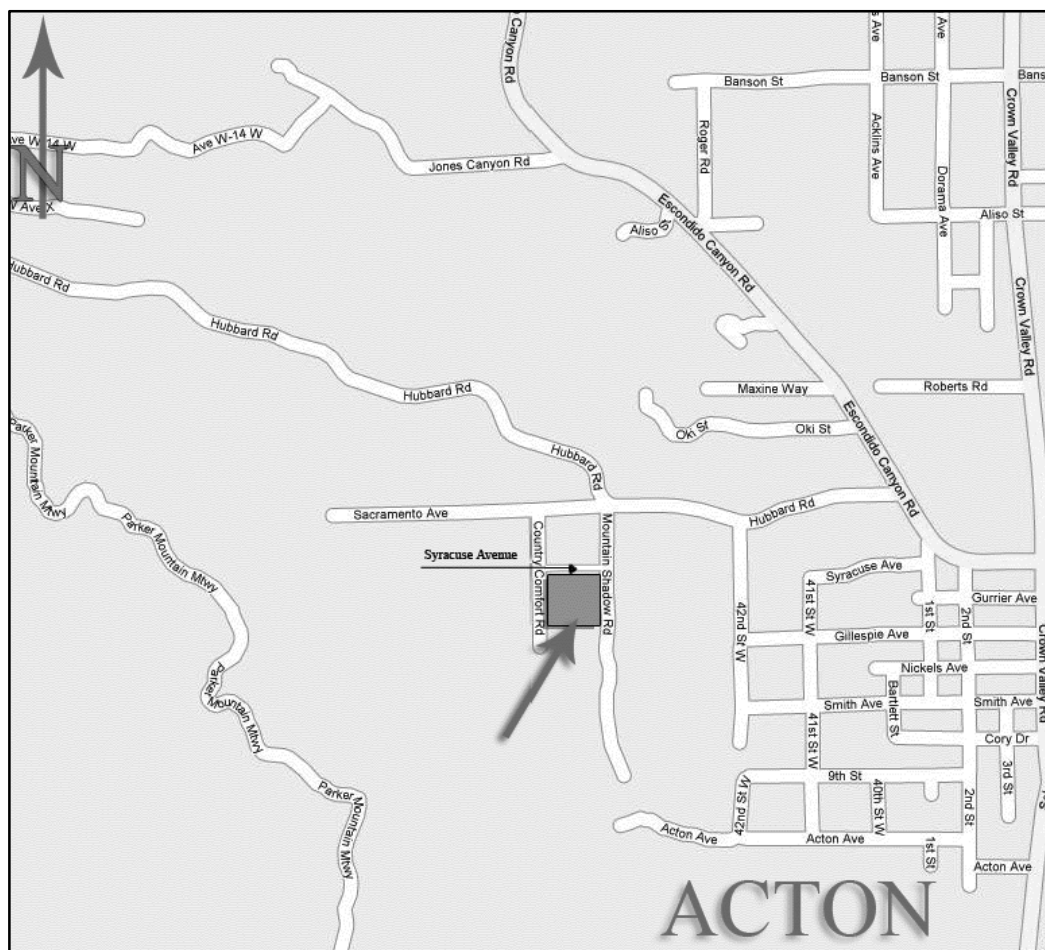
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BASIS OF SURVEY CONTROL FOR TENTATIVE MAP SURVEY DATA.
S-10-08-10 E (RECORD BEARING IS S-60-34-09 E) ROTATE
ACCORDINGLY FOR PREPARATION OF FINAL PARCEL MAP AND
RELATED IMPROVEMENT PLANS.

BENCH MARK
PALOMAR "98" QUAD
N.A.V.D. 1988
BRASS CAP AT S.W. CORNER
SACRAMENTO & MOUNTAIN SHADOW INT.
ELEV= 2844.20

T.B.M.
F.F. STOBIE RESIDENCE, 32140 MOUNTAIN SHADOW
(PER L.A. OR PLAN)
ELEV= 2874.50

EARTHWORK QUANTITY ESTIMATE

LOT #	CUT	FILL	NET
LOT #1	6500	3000	3,500 CUT
LOT #2	6500	3000	3,500 CUT



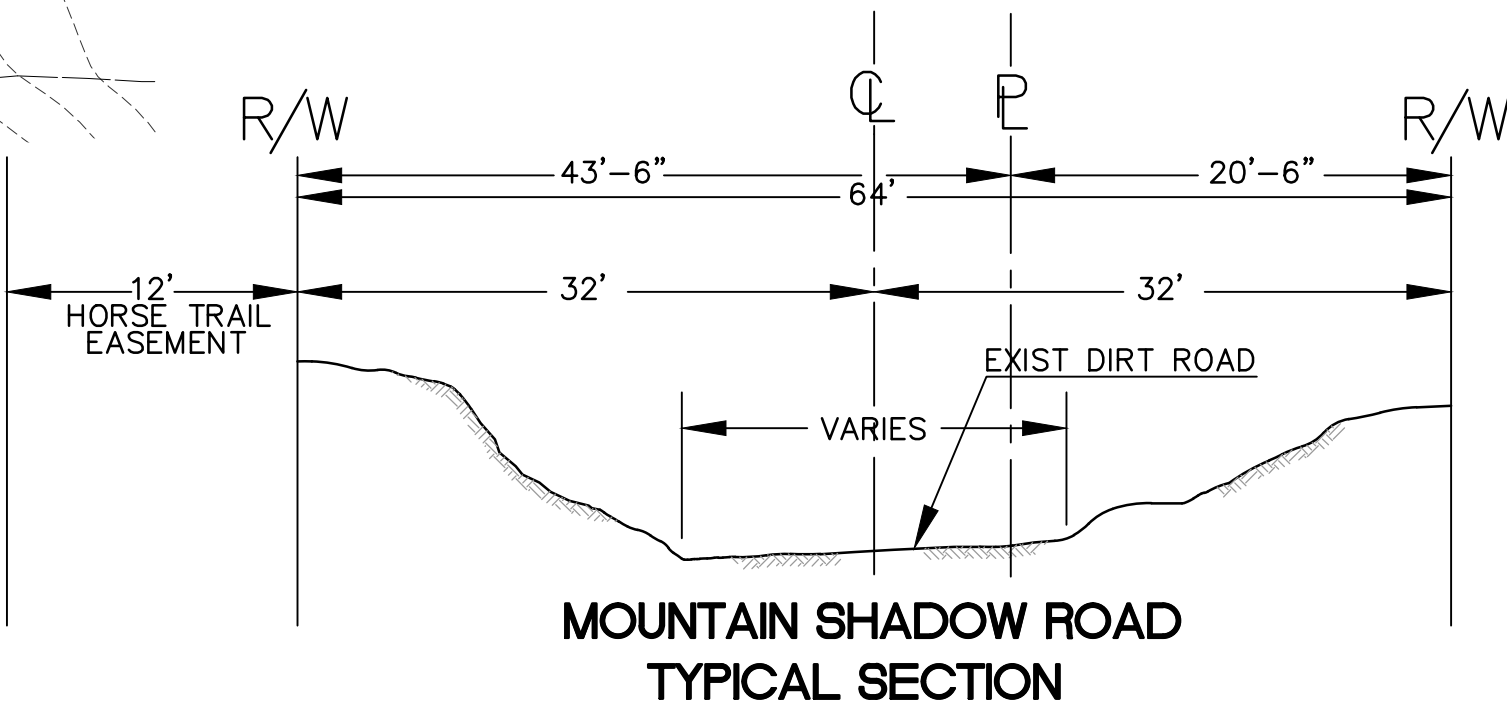
VICINITY MAP

NOT TO SCALE

Provide the following title description:

"MINOR LAND DIVISION
TENTATIVE PARCEL MAP NUMBER 070401
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA"

Label all easements as "to remain", "to be
relocated", or "to be abandoned". If
easement is to be abandoned, indicate
the proposed timing of the abandonment.



MOUNTAIN SHADOW ROAD
TYPICAL SECTION

NOT TO SCALE

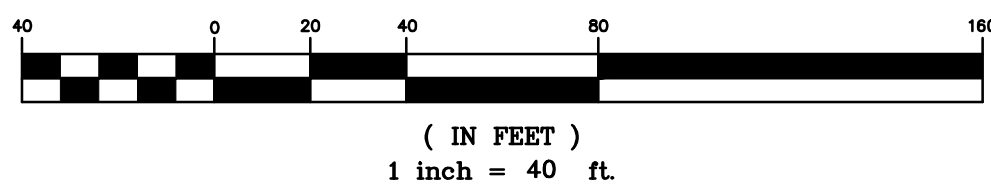
THIS AREA SEE NOTE
1 BELOW.

"EXISTING CONDITIONS SHOWN - NO GRADING IS PROPOSED"

NOTE: EACH OF THESE TWO PARCELS
EXCLUDING THE NOTED SWALES AND GRADED
SLOPES IN PARCEL 1 ARE NATURALLY PLANTED.

PARCEL 2
5.0 ACRES
"NO GRADING IS PROPOSED"

GRAPHIC SCALE



GENERAL NOTES:

- THIS AREA OF LOT 1 WAS USED AS A GRADING "BALANCE
SITE". POSSIBLE FUTURE USES FOR THIS SITE MAY INCLUDE
A HORSE ARENA, SOLAR PANEL AREA OR ACCESSORY
STRUCTURE - UNDER SEPARATE PERMIT.
- REQUEST WAIVER OF OFFER OF PRIVATE AND FUTURE
STREET ALONG THE PROPERTY FRONTAGE.

PLAN PREPARED IN THE OFFICES OF:

ROTHMAN ENGINEERING, INC.
205 S. BROADWAY, SUITE 206
LOS ANGELES, CALIFORNIA, 90012
(213) 621-3155 FAX (213) 621-3105



CLIENT
JEFF DAVIS / JOHN STOBIE
PROJECT
32155 MOUNTAIN SHADOW ROAD
ACTON, CALIFORNIA 93510

SHEET TITLE
MINOR LAND DIVISION
TENTATIVE PARCEL
MAP NO.70401

REVISIONS	NO.	DESCRIPTION	BY	DATE

DESIGNER: RR
DRAFTER: PR
SCALE: AS SHOWN
APPR'D BY: --
REVISED BY: --
DATE: 08-09-13

CIVIL

1 of 1

JOB NUMBER
0055-06-001



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

PARCEL MAP NO. 070401

TENTATIVE MAP DATED 09/09/2014
EXHIBIT MAP 09/09/2014

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:


1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).

Reviewed by  Date 10/06/2014 Phone (626) 458-4921
Andrew Ross

TENTATIVE MAP DATED 09-09-2014
EXHIBIT MAP DATED 09-09-2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map and/or exhibit map is required to show the following additional items:
 - a. Show offsite legal access to the site boundaries from a public street.
 - b. Adequate easement width required for the offsite access.
2. Provide a grading exhibit to demonstrate compatibility of the proposed grading and driveway grades with the future construction and/or widening of the Offsite Access Road to its ultimate width required by the Fire Department.

Name N. Said  Date 9/30/2014 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 070401\GP 070401\214-09-09 TTR 070401 SUBMITTAL

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

PARCEL MAP NO. 70401 (Rev.)

TENTATIVE MAP DATED 09-09-2014

TENTATIVE EXHIBIT "A" MAP DATED 09-09-2014

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:



Prepared by John Chin

Phone (626) 458-4918

Date 10-06-2014

pm70401L-rev3.doc

<http://planning.lacounty.gov/case/view/pm070401/>

The following reports consisting of ___ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. The following note shall be placed on all tract and parcel maps with lot/parcel sizes of five acres or more: "Further division of this property to lot/parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to Los Angeles County development standards."
8. Delineate proof of access to a public street on the final map.
9. If applicable, quitclaim or relocate easements running through proposed structures.
10. Label Mountain Shadow Road, Syracuse Avenue, Country Comfort Road, and Gillespie Avenue as private streets.
11. Extend lot lines to the center of Mountain Shadow Road, Syracuse Avenue, Country Comfort Road, and Gillespie Avenue.
12. Reserve ingress/egress, grading, drainage, construction, and utility easements, or non-exclusive access easements on the private streets to the satisfaction of the Department of Public Works, the Department of Regional Planning and the Fire Department.
13. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

TENTATIVE MAP DATED 09-09-2014
EXHIBIT "A" MAP DATED 09-09-2014

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW *Jc*
Prepared by John Chin

pm70401L-rev3.doc
<http://planning.lacounty.gov/case/view/pm070401/>

Phone (626) 458-4918

Date 10-06-2014

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Parcel Map	70401	Tentative Map Dated	9/9/14 (Rev./Exhib.)	Parent Tract
Grading By Subdivider? [N] (Y or N)	yd ³	Location	Acton	APN
Geologist	---	Subdivider	Stobie/Davis	
Soils Engineer	---	Engineer/Arch.	Rothman Engineering	

Review of:

Geologic Report(s) Dated: ---
Soils Engineering Report(s) Dated: ---
Geotechnical Report(s) Dated: ---
References: ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

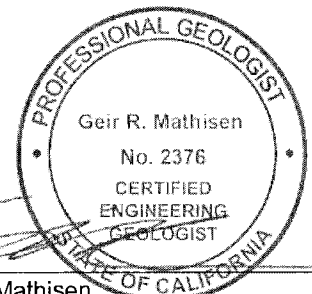
- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/qmed/permits/docs/manual.pdf>.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by



Jeremy Wan
Soils Section



Geir Mathisen
Geology Section

Date 9/25/14

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/qmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

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TENTATIVE MAP DATED 09-09-2014
EXHIBIT MAP DATED 09-09-2014

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Street frontage is being provided via the use of the private streets per LACC 21.24.290. However, topography constraints prohibits the private streets from being able to meet public design standards, therefore Public Works does not recommend encumbering the streets with an offer of right of way as prescribed in LACC 21.28.060. Permission is granted to waive the offer of private and future right of way on all streets along the property frontage subject to the approval of the Advisory Agency.
2. Reserve ingress/egress easements or non-exclusive access easements along the proposed Private Streets to the satisfaction of Public Works and the Fire Department.

PC

Prepared by Patricia Constanza
Pm70401r-rev3.doc

Phone (626) 458-4921

Date 10-06-2014

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 70401 (Rev.)

Page 1/1

TENTATIVE MAP DATED 09-09-2014

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Approved without conditions. This is a 5+ acres subdivision. (gross area)


Prepared by Kyle Chan
pm70401s-rev3.doc

Phone (626) 458-4921

Date 09-18-2014

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 70401 (Rev.)

Page 1/1

TENTATIVE MAP DATED 09-09-2014

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Approved without conditions. This is a 5+ acres subdivision. (Note: gross area)



Prepared by Kyle Chan
pm70401w-rev3.doc

Phone (626) 458-4921

Date 9-18-2014